

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
SEPTEMBER 12, 2007**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, September 12, 2007 in the City Hall Commission Chamber.

CALL TO ORDER

Chairman Edward Williams called the meeting to order at 9:00 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairman/Planning Director Edward Williams, City Manager Mike Bollhoefer (*tie breaker*), Assistant City Manager Marshall Robertson, Utilities Director Charlie Tinch, City Engineer Art Miller, Public Works Director Designee Don Cochran, and Assistant City Engineer Mike Kelley.

Non-voting Attendees: Stormwater Engineer Alex Nasser, City Attorney Kurt Ardaman, and Assistant City Attorney Dan Langley.

Others: Planner Regina McGruder and Planning Technician Lorena Blankenship.

Absent: Fire Marshall Tom Anderson

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held August 22, 2007.

Motion by City Engineer Miller to approve the above minutes. Seconded by Utilities Director Tinch, the motion carried unanimously 6-0.

DRC BUSINESS

2. 603 S. Main Street - Site Plan

John Kirby and Peter Zachary, applicants for the project were in attendance to discuss the Development Review Committee comments.

Planning and Zoning Department comments from letter dated September 05, 2007 were acknowledged and addressed.

Comments included in the September 05, 2007 memorandum from **City Engineer Miller** were acknowledged and addressed.

Comments included in the September 04, 2007 memorandum from Storm Water Engineer **Alex Nasser** were acknowledged and addressed.

Comments included in the September 05, 2007 memorandum from Building Official **Willie Herbert** were acknowledged and addressed

The applicants stated that they were in agreement with all City Staff conditions, but added that they were having some issues with St. John's River Water Management District in regards to their required permits.

Motion by City Engineer Miller to have the applicant revise and resubmit the Site Plan addressing all City Staff conditions (see attached) to the Planning and Zoning Department for another full DRC review cycle. Seconded by Public Works Director Designee Cochran, the motion carried unanimously 6-0.

3. Dillard Commons PCD – Site Plan

Chris Abbot, John Kirby, and Daniel Cavin, applicants for the project were in attendance to discuss the Development Review Committee comments.

Planning and Zoning Department comments from letter dated September 05, 2007 were acknowledged and addressed. Discussion took place concerning comment # 1, since the applicant has indicated that the site will no longer have residential units, please revise site plan to indicate total commercial/office space for each building and revise total required parking spaces.

Comments included in the August 24, 2007 memorandum from **City Engineer Miller** were acknowledged and addressed.

Comments included in the August 16, 2007 memorandum from **Storm Water Engineer Alex Nasser** were acknowledged and addressed.

Comments included in the August 20, 2007 memorandum from **Building Official Willie Herbert** were acknowledged and addressed

Fire Department comments from e-mail dated September 04, 2007 were acknowledged and addressed.

Assistant City Engineer Kelley moved to have the applicant resubmit revised site plan addressing all City Staff conditions (see attached) to the Planning and Zoning Department for another full DRC review cycle. Seconded by City Engineer Miller, the motion carried unanimously 6-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:42 a.m.

APPROVED:

ATTEST:

Chairman Edward Williams

Planning Technician Lorena Blankenship